



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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April 8, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: ESTABLISHMENT OF DRAINAGE BENEFIT
ASSESSMENT AREA NO. 31
DETERMINATION AND LEVYING OF ASSESSMENTS
FOR RUNOFF TREATMENT SYSTEMS
UNINCORPORATED COUNTY AREA NEAR THE COMMUNITY OF ACTON
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Receive and file the January 2008 Engineer's Report, prepared by Land Tech Engineering., and approved by the Department of Public Works, regarding the establishment of Drainage Benefit Assessment Area No. 31, and the determination and levy of an annual assessment on the parcels of real property located therein, for the purpose of providing funds for the operation and maintenance of the runoff treatment systems for a drainage system.
2. Instruct the Executive Officer of your Board to set a date for a public hearing on the Engineer's Report, the establishment of Drainage Benefit Assessment Area No. 31, and the determination and levy of an annual assessment on the parcels of real property located therein.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

3. Instruct the Executive Officer of your Board to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published in accordance with Section 6066 of the Government Code and posted in at least three public places within the County of Los Angeles.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the tabulation of assessment ballots submitted, and not withdrawn, in support of and in opposition to the proposed assessment and determine whether a majority protest against the proposed assessment exists.
2. If no majority protest against the proposed assessment exists:
 - a. Find that the adoption of the resolution is exempt from the California Environmental Quality Act;
 - b. Adopt the resolution to establish Drainage Benefit Assessment Area No. 31 and to determine and levy an annual assessment on the parcels of real property located in Drainage Benefit Assessment Area No. 31 either as proposed or as modified by your Board.
3. If a majority protest against the proposed assessment exists, refer the item back to the Department of Public Works.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to establish Drainage Benefit Assessment Area (DBAA) No. 31 and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 31 is being formed for the purpose of maintaining and operating runoff treatment systems as a condition of approval for Tract No. 43766.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4). The proposed runoff treatment systems will provide for the improvement of stormwater quality, which improves the quality of life in the County of Los Angeles (County). The proposed actions will also provide funds to operate and maintain drainage facilities that will be constructed and dedicated as required for the recordation of a subdivision of land known as Tract No. 43766.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Funding for the initial operation and maintenance of the runoff treatment systems for drainage facilities for Tract No. 43766 are estimated to be \$12,591.70 annually, and will be funded by annual special benefit property assessments as set forth in the attached January 2008 Engineer's Report (\$9,147.69 annually) and by funding from the Road Fund (\$3,444.01 annually) for the general benefits derived from the runoff treatment systems.

A Drainage Benefit Assessment Area is also being established for another subdivision known as Tract No. 52883, which is adjacent to Tract No. 43766. These two tracts have streets common to both developments, and the first tract to be developed will be responsible for installing the full runoff treatment system for the shared portion of street. When both tracts have been developed, there will be a sharing of some runoff treatment system elements, providing a cost savings to the first developed tract. When the runoff treatment systems for the adjacent Tract No. 52883 have been accepted for maintenance by the County, funding for the operation and maintenance of the runoff treatment systems for drainage facilities for Tract No. 43766 will be reduced to \$9,775.90 annually; with the annual special assessment cost being \$7,102.05 and the Road Fund cost being \$2,673.85. To account for the effects of inflation, these costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed establishment of DBAA No. 31 and the proposed determination and levying of an annual assessment on the parcels of real property located therein is being conducted pursuant to the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.), which authorizes the County to establish areas of benefit within unincorporated areas and impose an annual benefit assessment on the parcels of real

property within these areas to finance the costs associated with the provision of drainage services to these areas. In addition, the proposed levy of the annual assessment on DBAA No. 31 is subject to Proposition 218 (Articles 13C and 13D of the California Constitution).

The Benefit Assessment Act of 1982 requires that the amount of the assessment imposed on any parcel of property must be related to the benefit to the parcel that will be derived from the provision of the service, and that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. See Government Code Section 54711.

Additionally, pursuant to Proposition 218:

- No assessment shall be imposed on a parcel of property that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.
- Publicly-owned parcels shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

The Benefit Assessment Act of 1982 and Proposition 218 also require that the following procedures be complied with:

- For the first fiscal year in which an assessment is proposed to be imposed, your Board must cause a detailed Engineer's Report supporting the proposed assessment to be prepared by a registered professional engineer certified by the State of California and filed with the Executive Officer.
- Your Board must conduct a public hearing to hear and consider all public comments, objections or protests regarding the proposed assessment.
- The Executive Officer is required to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published pursuant to Government Code Section 6066 and posted in at least three public places within the jurisdiction of the County.

- The Department of Public Works must give notice by mail at least 45 days prior to the date of the public hearing to the record owner of each parcel within the assessment area, including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.
- At the conclusion of the public hearing the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessment.
- If a majority protest exists (i.e., the assessment ballots in opposition to the proposed assessment exceed the assessment ballots in favor of the proposed assessment, weighted according to the proportional financial obligation of each property), the proposed assessment may not be levied. If there is no majority protest, your Board may adopt or modify the attached resolution determining and levying the proposed assessment.

The resolution and other documents referred to herein have been reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) of the CEQA Guidelines, since adoption of the proposed resolution forming DBAA No. 31 and determining and levying an annual assessment on the parcels of real property therein is for the purpose of meeting operating expenses.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

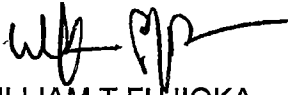
The establishment of DBAA No. 31 will provide a funding mechanism for maintaining and operating runoff treatment systems, which will improve stormwater quality.

The Honorable Board of Supervisors
April 8, 2008
Page 6

CONCLUSION

Please return one adopted copy of this letter and a copy of the adopted resolution to the County Assessor; the Auditor-Controller; County Counsel; and the Department of Public Works, Programs Development Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a horizontal line extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE
SA:re

Attachments (3)

c: Auditor-Controller
County Assessor
County Counsel
Treasurer and Tax Collector
Department of Public Works (Land Development)

Engineer's Report

DRAINAGE BENEFIT ASSESSMENT AREA NO. 31

DRAINAGE SERVICES FOR TRACT NO. 43766

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

JANUARY 2008



Prepared by

A handwritten signature in black ink, appearing to read "A. Laurence Tuma III".

A. Laurence Tuma III
Principal Engineer
Land Tech Engineering

10 JAN 08

RCE No. C 43088

Reviewed by

A handwritten signature in black ink, appearing to read "James Namminga".

James Namminga
Civil Engineer
LA County Dept. of Public Works

RCE No. C 55098

Approved by

A handwritten signature in black ink, appearing to read "Patrick V. DeChellis".

Patrick V. DeChellis
Deputy Director
LA County Dept. of Public Works

RCE No. C 26513

ENGINEER'S REPORT

DRAINAGE BENEFIT ASSESSMENT AREA NO. 31.

DRAINAGE SERVICES FOR TRACT NO. 43766

Certification

In the matter Drainage Benefit Assessment Area No. 31 for drainage services for Tract No. 43766 in the unincorporated Territory of the County of Los Angeles, State of California, A. Laurence Tuma III, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.



dated on this 10TH day of JAN 2008

A. LAURENCE TUMA III
Civil Engineer
State of California



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

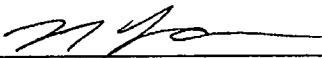
By 
Deputy

TABLE OF CONTENTS

INTRODUCTION		1
PART I	Proposed Services And the Total of the Costs	2
PART II	Boundary Map, Assessment Diagram, And Lots Identified to be Included in the Assessment Area	3
PART III	Special Benefits to be Conveyed	4
PART IV	Basis of Assessment	6
PART V	Total Assessments	7
APPENDIX A	Estimated Annual Costs for Each Lot	9
MAP NO. 1	Boundary Map for Drainage Benefit Assessment Area No. 31	13
MAP NO. 2	Assessment Diagram for Drainage Benefit Assessment Area No. 31	15
EXHIBIT A	Legal Description	17

INTRODUCTION

Drainage Benefit Assessment Area (DBAA) No. 31 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract Map No. 43766. The runoff treatment systems are to consist of catch basin inserts, filters and debris gates.

The Benefit Assessment Act of 1982 (Government Code Section 54703 et. Seq.) authorizes the County to impose an annual benefit assessment on lots within the unincorporated areas of the County to finance the costs associated with the provision of drainage services to these areas.

Government Code Section 54716 provides that, for the first fiscal year in which a benefit assessment is proposed to be imposed by a local agency, the legislative body of the local agency shall cause a written report pertaining to the proposed assessment to be prepared and filed with the clerk of the local agency.

Additionally, Article 13D of the California Constitution, approved by the California voters in November 1996 as Proposition 218, requires that all proposed assessments be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether or not they approve of the proposed assessment.

This Engineer's Report has been prepared in conformity with provisions of the Benefit Assessment Act of 1982 and Article 13D of the California Constitution.

The purpose of the proposed assessment is to fund the costs required to operate and maintain the runoff treatment facilities required as a condition of approval for Tract Map No. 43766.

Part I sets forth the improvements, services, and the total of the drainage service costs proposed to be financed by the proposed assessments; Part II sets forth the Boundary Map, Assessment Diagram, and identification of the parcels to be included in the proposed assessment area; Part III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Part IV sets forth the basis upon which the proposed assessment was calculated; and Part V sets forth the proposed annual and proposed total assessments on each of the identified parcels.

PART I

PROPOSED SERVICES AND THE TOTAL OF THE COSTS

Proposed Services

The proposed services consist of the operation and maintenance of runoff treatment systems required as a condition of approval of Tract 43766. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the locality of Acton.

The runoff treatment systems are comprised of catch basin debris gates, filter trays, and filters.

The yearly maintenance and operation for the runoff treatment system includes, but is not limited to inspection, cleaning, and replacement of catch basin filters.

Major maintenance and operation for the runoff treatment systems includes, but is not limited to replacement of the catch basin debris gates.

The general nature, location, and extent of the runoff treatment systems are set forth in Appendix B. The As-Built plans for the runoff treatment system will be on file at the Department of Public Works.

The Total of the Costs

The initial total estimated annual cost of the proposed services is \$12,591.70. Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32) is transferred to the County for maintenance, the total estimated annual cost will be reduced to \$9,775.90. The basis of the estimated annual cost of the proposed services is set forth in Appendix A. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is \$1,259,170.00, as indicated in Appendix A. Once the runoff treatment system for Tract No. 52883 (DBAA #32) is transferred to the County, the total estimated cost for the next 100 years will be \$977,590.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART II

BOUNDARY MAP, ASSESSMENT DIAGRAM, AND PARCELS IDENTIFIED TO BE INCLUDED IN THE ASSESSMENT AREA

The area of benefit of DBAA No. 31 will include all parcels located in Tract 43766, which currently corresponds to Assessor's Parcel No.'s 3217-020-041 and 3217-020-042.

The Boundary Map (Map No.1) entitled "Boundary Map for Drainage Benefit Assessment Area No. 31 and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report. In accordance with Section 4 of Article 13D of the California Constitution, publicly owned parcels within the proposed assessment area will be assessed unless there is clear and convincing evidence that a publicly-owned parcel receives no special benefit.

The Assessment Diagram (Map No.2), entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 31, County of Los Angeles, State of California," sets forth each individual lot of land to be assessed.

PART III

SPECIAL BENEFITS TO BE CONVEYED

Article 13D of the California Constitution requires the separation of general benefits from special benefits as only special benefits are assessable. Special benefit is defined by Article 13D as "a particular and distinct benefit over and above general benefits conferred on real property located in the assessment area or to the public at large." General enhancement of property value does not constitute a special benefit; however, the specific enhancement of property value is a special benefit. In essence, an assessment, levy, or charge on a parcel must be based on a special and distinct benefit to the parcel and shall not include any general benefits conferred on the public at large including real property within the assessment area.

The total of the costs for the proposed services over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely) has been separated as either a special benefit or a general benefit on a proportional basis. The total amount to be assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

Special Benefits

The proposed services will provide for the operation and maintenance of a runoff treatment system for Tract Map No. 43766.

Therefore, the operation and maintenance of the runoff treatment system specifically benefits each lot within DBAA 31 by capturing and treating the annual storm runoff from the developed portions of these lots, as is required for all new development by the Los Angeles County Department of Public Works standard urban stormwater mitigation plan (SUSMP).

General Benefit

The proposed services will also provide general benefits to the proposed assessment area and the public at large. General benefits are provided to the public street within the proposed assessment area. The proposed public street storm runoff will be conveyed and treated in the proposed catch basin inserts, filters, and debris gates located on Tract Map No. 43766. There are 8.66 acres of County road right of way associated with these roadway segments within the proposed assessment area. The proposed assessment area is 31.67 acres. Therefore, 27.3514% of the cost of the proposed services is considered a general benefit cost that will not be allocated to the proposed assessment area. This information is summarized in Table 1 (attached).

Special Benefit Share of the Proposed Services Costs

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is \$12,591.70. Since the special benefit proportionate share of the total costs is 72.6486%, the special benefit share of the estimated annual costs is \$9,147.69. Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32) is transferred to the County, the special benefit share of the estimated annual costs will be reduced to \$7,102.05.

The special benefit proportionate share of the proposed services costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit proportionate share of the proposed services costs by 100 and has been determined to be \$914,769.00. Once the runoff treatment system for Tract No. 52883 (DBAA #32), is transferred to the County, the total of the special benefit costs for the first 100 years has been determined to be \$710,205.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles - Riverside - Orange County consumer price index for all urban consumers. For the purposes of clarity, the consumer price index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART IV

BASIS OF ASSESSMENT

The proposed assessment is based on the number of lots. Some of the proposed lots have significant open space slopes included within their lot boundaries, but runoff from open space slopes is not required to be treated to meet SUSMP requirements. Since the proposed assessment is for residential lots that will have roughly the same developed areas, the proposed assessment is based on number of lots, rather than total lot area. See Appendix A for the breakdown.

PART V

TOTAL ASSESSMENTS

The Benefit Assessment Act of 1982 and Article 13D of the California Constitution require that assessments be based on the special benefits that properties within the assessment area receive from the improvements and/or services. The statutes do not specify the allocation method or formula. The Assessment Engineer analyzes the facts and determines the allocation of the assessment, and the legislative body, by confirming the Engineer's Report, determines the special benefit to each parcel within the assessment area. The final authority with respect to the finding of special benefit rests with the County of Los Angeles Board of Supervisors. After hearing all the testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the special benefits received.

Part I set forth the total of the costs of the proposed improvements and services. Part II set forth the identified parcels. Part III set forth the total of the costs to the proposed assessment area. Part IV set forth the Basis of Assessment.

This Part sets forth the Total Assessments. The proposed initial annual assessment rate of \$234.56 per lot was determined in accordance with the following formula:

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs } (\$9,147.69)}{\text{Total Number of Lots (39)}} = \$234.56$$

Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32), has been transferred to the County, the proposed annual assessment rate will be reduced to \$182.10 per lot in accordance with the following formula:

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs } (\$7,102.05)}{\text{Total Number of Lots (39)}} = \$182.10$$

The Annual Assessment Columns in Appendix A indicate the proposed annual assessment for each identified lot. To account for the effects of inflation, the annual assessments will be annually adjusted using the Los Angeles-Riverside Orange County Consumer Price index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the proposed annual assessment.

The Total Assessment Column in Appendix A indicates the total assessment for each identified lot for the first 100 years since it is not feasible to estimate the

total assessment for each parcel for a proposed assessment that will be incurred indefinitely.

APPENDIX A

ESTIMATED ANNUAL COSTS FOR EACH LOT

PROPOSED SERVICES COSTS FOR DBAA #31

INITIAL COSTS

Catch Basin Name	Width (ft)	Debris Gate repl.(1)	Filter Tray repl.(2)	Filter maint.(4)	Filter repl.(3)	Location
PD 2597 A-6	28	5,970.00	433.00	270.00	1,200.00	NE corner of Crown Valley Rd at Bandell St
PD 2597 I	14	2,985.00	275.00	216.00	700.00	NW corner of Crown Valley Rd at Bandell St
PD 2597 A-7	28	5,970.00	433.00	270.00	1,200.00	NW corner of Crown Valley Rd at Governor Mine Rd
PD 2597 A-3-1	3.5	995.00	50.00	108.00	250.00	WNW corner of Bandell St at Martingale Dr
PD 2597 A-2	7	1,991.00	150.00	144.00	400.00	NW corner of Martingale Dr at Bandell St
PD 2597 A-1	7	1,991.00	150.00	144.00	400.00	NE corner of Martingale Dr at Bandell St
PD 2597 F-2	21	4,975.00	325.00	252.00	900.00	NW corner of Brinville Rd at Bandell St
PD 2597 F-3-1	3.5	995.00	50.00	108.00	250.00	West side of Brinville Rd 540' N of Bandell St
PD 2597 F-4-1	3.5	995.00	50.00	108.00	250.00	East side pf Brinville Rd 225' S of Westcoatt St
PD 2597 F-5 **	(rural CB)	995.00	50.00	108.00	250.00	NW corner of Westcoatt St at Brinville Rd
PD 2597 H	14	2,985.00	275.00	216.00	700.00	North side of Bandell St 365' E of Brinville Rd
PD 2597 J	10	2,189.00	150.00	180.00	425.00	South side of Westcoatt St 240' E of Florencell Ave

TOTALS: \$33,036.00 \$2,391.00 \$2,124.00 \$6,925.00
 ANNUALIZED COST: \$3,303.60 \$239.10 \$2,124.00 \$6,925.00
 TOTAL LOTS: 39
 TOTAL ANNUAL COST: \$12,591.70
 SPECIAL BENEFIT PROPORTIONATE SHARE: 72.6486%
 TOTAL ANNUAL ASSESSMENT \$9,147.69
 PER-LOT ANNUAL ASSESSMENT: \$234.56

** - CATCH BASIN TO BE REMOVED AFTER BOTH TR. 43766 AND TR. 52883 ARE DEVELOPED

COSTS AFTER RUNOFF TREATMENT SYSTEM FOR TRACT 52883 IS TRANSFERRED TO COUNTY

Catch Basin Name	Width (ft)	Debris Gate repl.(1)	Filter Tray repl.(2)	Filter maint.(4)	Filter repl.(3)	Location
PD 2597 A-6 *	28	2,985.00	216.50	270.00	600.00	NE corner of Crown Valley Rd at Bandell St
PD 2597 I *	14	1,492.50	137.50	216.00	350.00	NW corner of Crown Valley Rd at Bandell St
PD 2597 A-7 *	28	2,985.00	216.50	270.00	600.00	NW corner of Crown Valley Rd at Governor Mine Rd
PD 2597 A-3-1	3.5	995.00	50.00	108.00	250.00	WNW corner of Bandell St at Martingale Dr
PD 2597 A-2	7	1,991.00	150.00	144.00	400.00	NW corner of Martingale Dr at Bandell St
PD 2597 A-1	7	1,991.00	150.00	144.00	400.00	NE corner of Martingale Dr at Bandell St
PD 2597 F-2	21	4,975.00	325.00	252.00	900.00	NW corner of Brinville Rd at Bandell St
PD 2597 F-3-1	3.5	995.00	50.00	108.00	250.00	West side of Brinville Rd 540' N of Bandell St
PD 2597 F-4-1	3.5	995.00	50.00	108.00	250.00	East side pf Brinville Rd 225' S of Westcoatt St
PD 2597 H	14	2,985.00	275.00	216.00	700.00	North side of Bandell St 365' E of Brinville Rd
PD 2597 J	10	2,189.00	150.00	180.00	425.00	South side of Westcoatt St 240' E of Florencell Ave

TOTALS: \$24,578.50 \$1,770.50 \$2,016.00 \$5,125.00
 ANNUALIZED COST: \$2,457.85 \$177.05 \$2,016.00 \$5,125.00
 TOTAL LOTS: 39
 TOTAL ANNUAL COST: \$9,775.90
 SPECIAL BENEFIT PROPORTIONATE SHARE: 72.6486%
 TOTAL ANNUAL ASSESSMENT \$7,102.05
 PER-LOT ANNUAL ASSESSMENT: \$182.10

* INCLUDED IN STORM DRAIN IMPROVEMENT PLANS FOR BOTH PD 2597 (TR 43766) AND PD 2595 (TR 52883) SO COST REDUCED BY 50%

C.B. Size	Debris Gate repl cost	Filter Tray repl cost	Filter repl cost	Filter maint cost (personnel)
3.5'	\$995.00	\$50.00	\$250.00	\$108.00
7'	\$1,991.00	\$150.00	\$400.00	\$144.00
10'	\$2,189.00	\$150.00	\$425.00	\$180.00
14'	\$2,985.00	\$275.00	\$700.00	\$216.00
21'	\$4,975.00	\$325.00	\$900.00	\$252.00
28'	\$5,970.00	\$433.00	\$1,200.00	\$270.00

- 1 --Debris Gate replacement frequency (years): 10
- 2 --Filter Tray replacement frequency (years): 10
- 3 --Filter replacement frequency (years): 1
- 4 --Maintenance frequency (per year) 2

DRAINAGE BENEFIT ASSESSMENT AREA #31

ESTIMATE OF PERSONNEL COSTS FOR MAINTENANCE OF RUNOFF TREATMENT SYSTEM

CB Width	# gates	# filters	# people	Hrs/person	Loaded hrly rate/person	# times maintenance /yr	Annual Personnel (\$)
3.5	1	3	3	0.3	60	2	108
7	2	4	3	0.4	60	2	144
10	2	8	3	0.5	60	2	180
14	3	10	3	0.6	60	2	216
21	5	14	3	0.7	60	2	252
28	6	19	3	0.75	60	2	270

PROPOSED ANNUAL ASSESSMENT RATES PER LOT

Lot	Proposed Assessment	Proposed Assessment (After Tr 52883 runoff treatment system is transferred to County)
1	\$234.56	\$182.10
2	\$234.56	\$182.10
3	\$234.56	\$182.10
4	\$234.56	\$182.10
5	\$234.56	\$182.10
6	\$234.56	\$182.10
7	\$234.56	\$182.10
8	\$234.56	\$182.10
9	\$234.56	\$182.10
10	\$234.56	\$182.10
11	\$234.56	\$182.10
12	\$234.56	\$182.10
13	\$234.56	\$182.10
14	\$234.56	\$182.10
15	\$234.56	\$182.10
16	\$234.56	\$182.10
17	\$234.56	\$182.10
18	\$234.56	\$182.10
19	\$234.56	\$182.10
20	\$234.56	\$182.10
21	\$234.56	\$182.10
22	\$234.56	\$182.10
23	\$234.56	\$182.10
24	\$234.56	\$182.10
25	\$234.56	\$182.10
26	\$234.56	\$182.10
27	\$234.56	\$182.10
28	\$234.56	\$182.10
29	\$234.56	\$182.10
30	\$234.56	\$182.10
31	\$234.56	\$182.10
32	\$234.56	\$182.10
33	\$234.56	\$182.10
34	\$234.56	\$182.10
35	\$234.56	\$182.10
36	\$234.56	\$182.10
37	\$234.56	\$182.10
38	\$234.56	\$182.10
39	\$234.56	\$182.10

TABLE 1

TRACT NO. 43766

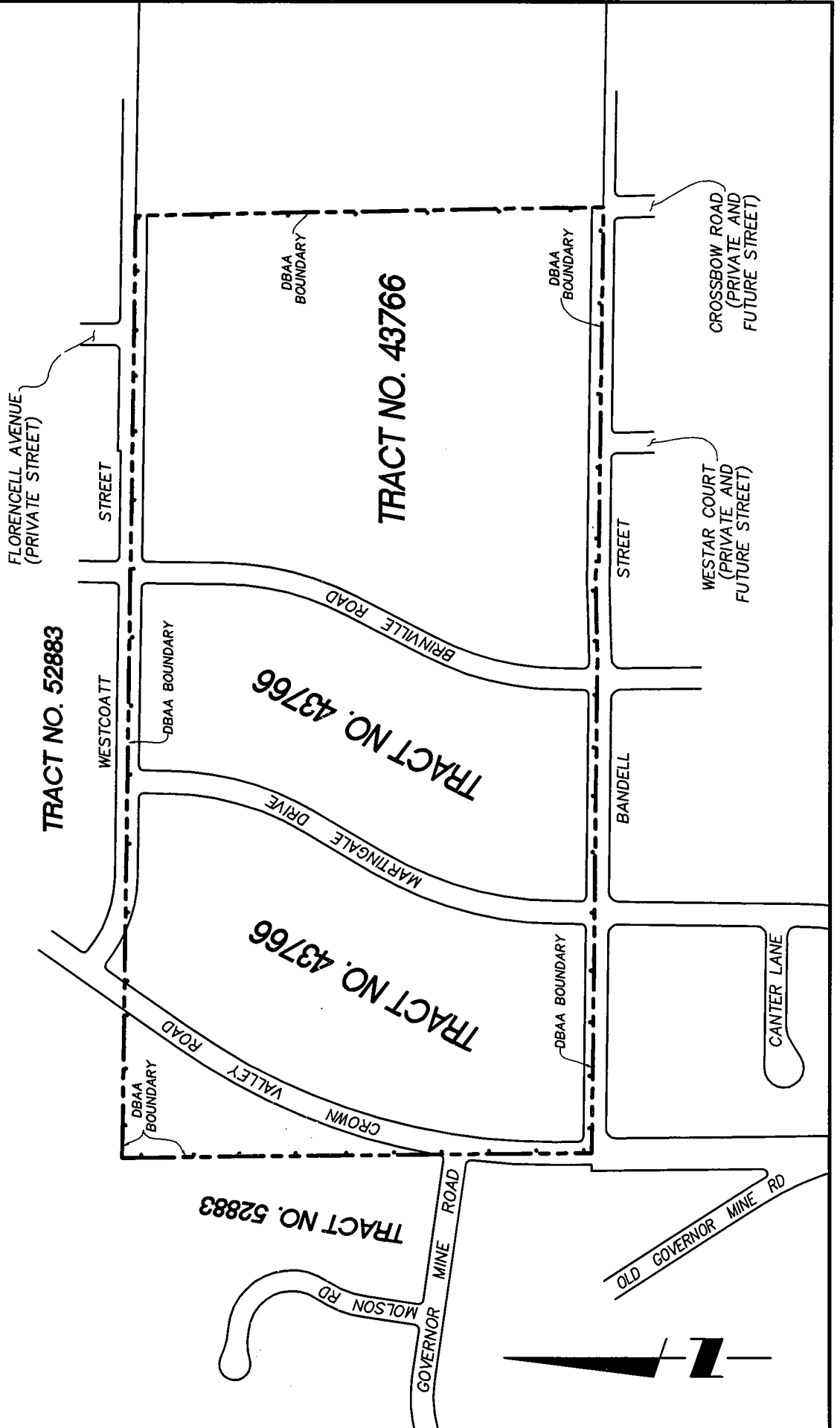
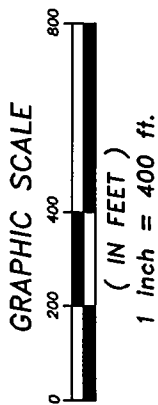
LOT	PAD AREA	STREET	AREA
1	18,266	Martingale	85,272
2	22,306	South Brinville	78,810
3	26,658	Crown Valley	79,930
4	26,719	Westcoatt	62,598
5	25,424	Bandell	70,699
6	27,174	Total: 377,309 SF 8.66 AC	
7	23,246		
8	25,498		
9	31,786		
10	31,317		
11	28,771		
12	26,250		
13	26,152		
14	35,925		
15	21,650		
16	38,954		
17	25,408		
18	24,351		
19	22,022		
20	25,578		
21	22,581		
22	24,545		
23	29,821		
24	33,105		
25	22,387		
26	21,913		
27	24,455		
28	25,892		
29	26,302		
30	24,323		
31	21,552		
32	23,979		
33	21,866		
34	22,064		
35	37,091		
36	19,737		
37	20,013		
38	23,271		
39	23,825		
Total		1,002,177 SF 23.01 AC	

Total w/ streets	31.67 AC
% Street	27.3514%
% Lots	72.6486%

MAP NO. 1

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 1



MAP NO. 2

**ASSESSMENT DIAGRAM
FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31**

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 2 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

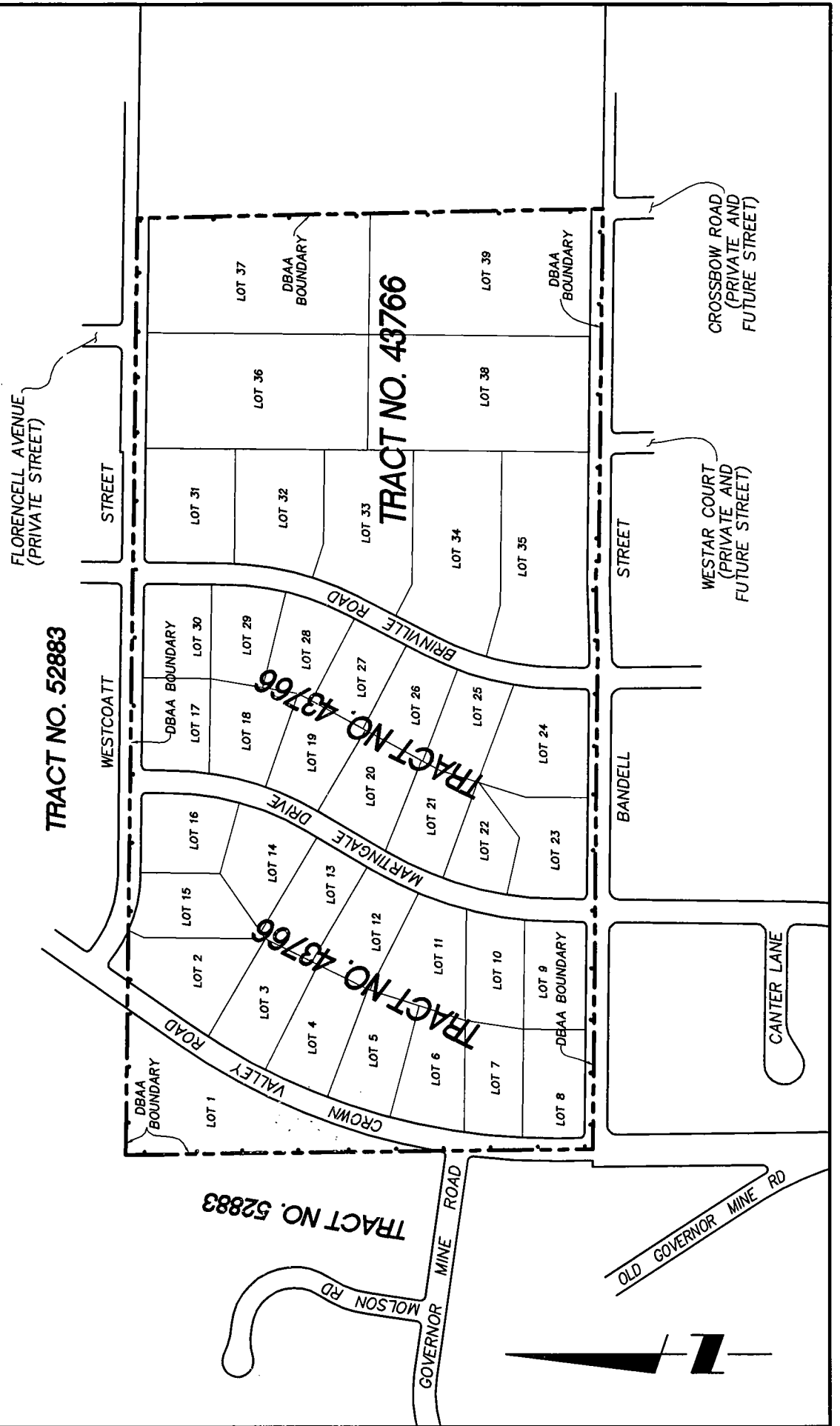
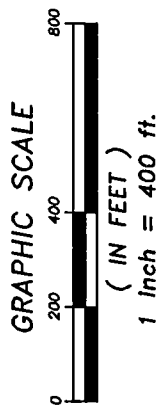


EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

Page 1 of 2

DRAINAGE BENEFIT ASSESSMENT NO. 31

A.P.N. 3217-020-041 and 3217-020-042

I.M. _____ - _____
DISTRICT
T.G. 4375 (B4)

DESCRIPTION

That portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, both of Section 24, Township 5 North, Range 13 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, described as follows;

Beginning at found brass cap County Surveyors monument marked for the north quarter corner of said Section 24 per CS 8924; thence,

- 1st. South $89^{\circ}18'10''$ East, 1317.86 feet; thence,
- 2nd. South $01^{\circ}06'00''$ East, 1311.35 feet; thence,
- 3rd. North $89^{\circ}25'25''$ West, 992.29 feet; thence,
- 4th. North $00^{\circ}34'35''$ East, 8.00 feet; thence,
- 5th. North $89^{\circ}25'25''$ West, 58.54 feet to the beginning of a tangent curve, concave southerly, having a radius of 1432.00 feet; thence,
- 6th. Westerly along said curve through a central angle of $04^{\circ}17'28''$, an arc length of 107.25 feet to the beginning of a tangent reversing curve having a radius of 1422.00 feet; thence,
- 7th. Westerly along said curve through a central angle of $04^{\circ}17'25''$, an arc length of 106.48 feet; thence,
- 8th. North $89^{\circ}25'25''$ West, 58.70 feet; thence,
- 9th. North $89^{\circ}25'20''$ West, 1322.72 feet; thence,
- 10th. North $00^{\circ}38'19''$ West, 1316.62 feet; thence,
- 11th. South $89^{\circ}18'10''$ East, 1317.48 feet to the **Point Of Beginning**.

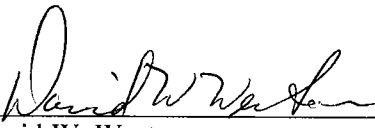
End of EXHIBIT A

EXHIBIT A

Page 2 of 2

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

Prepared by:
LAND TECH ENGINEERING

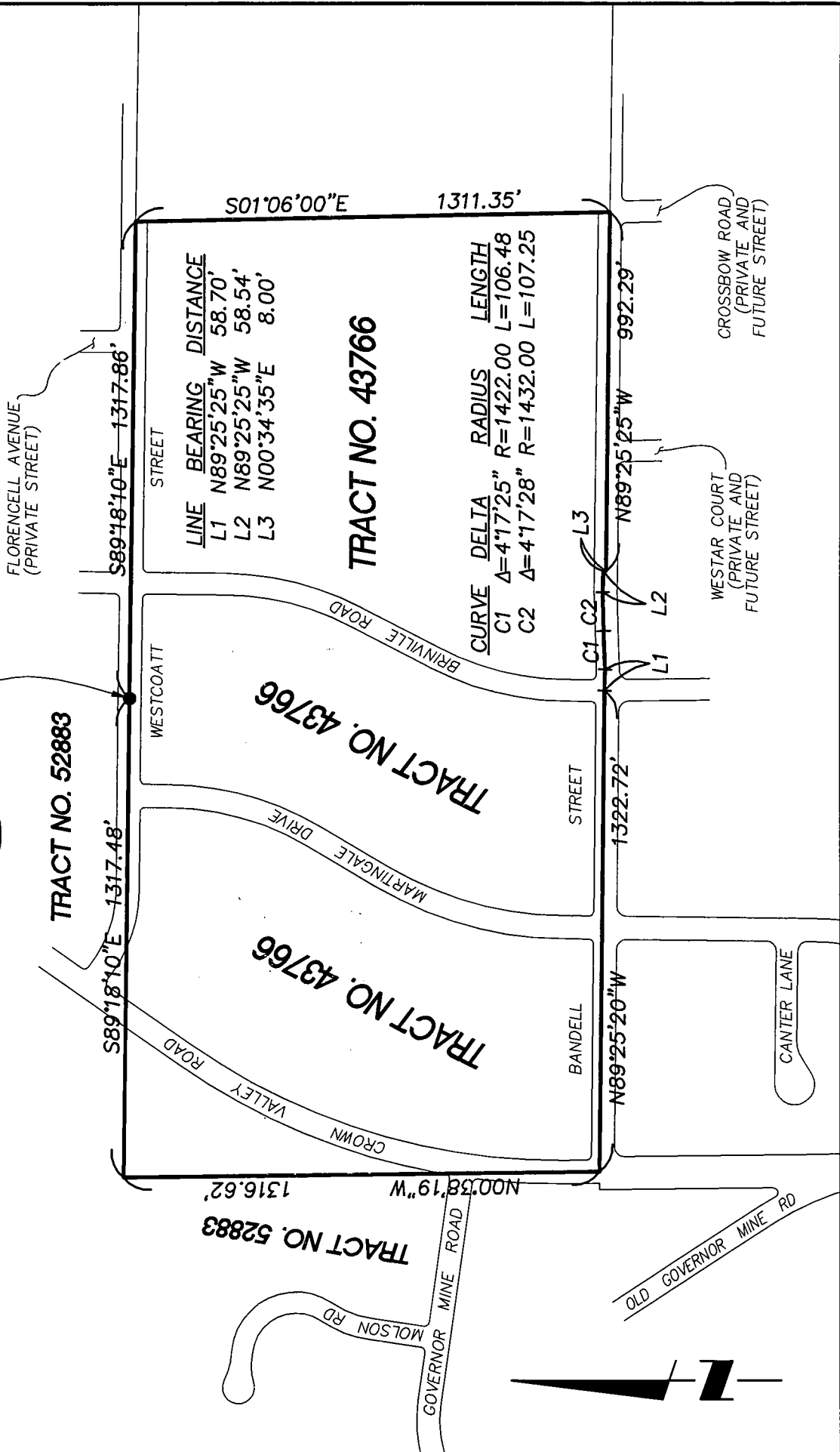
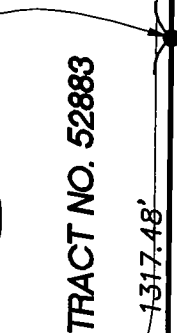

David W. Weston
RCE 20228 exp 9/30/09

1/10/08
Date



EXHIBIT "B"

FD. CS MON., DN. 12th,
PER CS 8924



**RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE
BENEFIT ASSESSMENT AREA NO. 31 AND TO DETERMINE AND LEVY ANNUAL
ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN**

WHEREAS, the Board of Supervisors of the County (Board) has received an Engineer's Report, dated January 2008 (Engineer's Report), pertaining to the establishment of an area of benefit hereinafter referred to as Drainage Benefit Assessment Area (DBAA) No. 31 and the determination and levy of an annual assessment on the parcels of real property located therein, to finance the operation and maintenance costs for certain runoff treatment system improvements described in the Engineer's Report (Improvements); and

WHEREAS, the establishment of DBAA No. 31 and the determination and levy of an annual assessment to finance the operation and maintenance costs for the Improvements is a condition of the County's approval of a tract map for a subdivision of land know as Tract No. 43766.

WHEREAS, the Clerk of the Board has caused notice of the filing of the Engineer's Report and of the time, date, and place of a public hearing on the proposed establishment of DBAA No. 31 and the determination and levy of an annual assessment on the parcels of real property located therein, to be given in the manner required by law; and

WHEREAS, the Board has conducted the public hearing on the proposed establishment of DBAA No. 31 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

WHEREAS, the assessment ballots required by Article 13D and Government Code Section 53753, which were submitted and not withdrawn, have been tabulated, and it has been determined that a majority protest against the determination and levy of the proposed annual assessment does not exist.

NOW, THEREFORE, the Board resolves as follows:

1. DBAA No. 31 is hereby established in accordance with and as described in the Engineer's Report.
2. An annual assessment on the parcels of real property in DBAA No. 31 is hereby determined and imposed in accordance with and as described in the Engineer's Report.

3. To account for the effects of inflation, the annual assessment will be adjusted using the Los Angeles – Riverside – Orange County Consumer Price index for All Urban Consumers, beginning on July 1, 2008 and thereafter on each succeeding July 1. The amount of the adjustment shall be calculated as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price index (CPI) for all urban consumers in the Los Angeles, Anaheim and Riverside areas, as published by the United States Government Bureau of Labor Statistics. No adjustment shall decrease the annual assessment; provided, however, that the aggregate amount of the annual assessment shall not exceed the estimated annual cost of providing the services to be financed by the assessment.
4. From and after the date on which the County accepts the Improvements for operation and maintenance or the date on which the final tract map for Tract No. 43766 is accepted for filing by the County Recorder, whichever is later, the annual assessment on the parcels of real property in DBAA No. 31 shall be collected on the tax roll, each year, in the same manner, by the same persons, and at the same time as, together with and separately from, the general taxes of the County of Los Angeles, without further action by this Board.
5. The Clerk of the Board is hereby authorized and directed to file a certified copy of this Resolution, upon its adoption, with the County Assessor, Ownership Services Section, and the County Auditor-Controller, Tax Section.

The foregoing Resolution was adopted on the _____ day of _____, 2008, by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessments and taxing districts for which said Board so acts.

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By  _____
Deputy

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NOTICE OF FILING OF ENGINEER'S REPORT REGARDING THE PROPOSED FORMATION OF DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 AND THE DETERMINATION AND LEVYING OF ANNUAL ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN AND OF A PUBLIC HEARING THEREON

Notice is hereby given that an Engineer's Report, dated December 2007, pertaining to the proposed formation of Drainage Benefit Assessment Area (DBAA) No. 31 and the determination and levying of annual assessments on the real property located therein, has been filed with the Clerk of the Board of Supervisors of the County of Los Angeles. The Engineer's Report was prepared by Land Tech Engineering for the County of Los Angeles Department of Public Works.

Notice is further given that the Board of Supervisors will conduct a public hearing to consider the Engineer's Report and the proposed formation of DBAA No. 31 and the determination and levying of annual assessments on the real property located therein. Said hearing will be held on February 6, 2008, at 1:00 p.m., in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street at Grand Avenue), Los Angeles, California 90012.

DBAA No. 31 is generally located in the unincorporated County territory of Acton and is more specifically shown in the attached map. The purpose of DBAA No. 31 is to finance the costs of the operation and maintenance of drainage facilities constructed as a condition of approval of a subdivision of land known as Tract No. 43766, through the levy of annual assessments on the real property located within DBAA No. 31.

The Engineer's Report is on file and available for public review in the Executive Office of the Board of Supervisors, Room 383B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Additionally, the Engineer's Report is available for review at the Palmdale-Main Library, 700 E. Palmdale Boulevard, Palmdale, CA 93550 and at dpw.lacounty.gov/tabGov.cfm.

If you have any comments about the recommended changes to DBAA No. 31, you may address them in writing to the County of Los Angeles Department of Public Works, Attention Benefit Assessment Unit, Programs Development Division, P.O. Box 1460, Alhambra, California 91802-1460. In your letter, please include your name, address, and parcel identification number as they appear on your property tax bill.

For further information, please contact the Benefit Assessment Unit at (800) 216-6658 or by e-mail at jnamming@dpw.lacounty.gov.

Auxiliary aids and services for disabled persons are available with at least three business days notice before the public hearing date by calling (626) 458-4081 or TTD (626) 282-7829.

P:\pdpub\EP&A\FCBA & CI UNIT\DBAA\DBAA 31\DBAA 31 Public Notice.doc

Attach.

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 1

